

Date: 30.06.2026
Our ref: DOC/2026/0060

Mrs Joanne Harrison
J C Harrison Planning & Admin Services
19 Mayfield Avenue
Ashbourne
DE6 2JA

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 4, 5, 7 and 10 in relation to SMD/2025/0179
Gorsty Hill United Reform Church Gorsty Hill Road Upper Tean Staffordshire ST10 4EQ

Thank you for your application to discharge conditions 4, 5, 7 and 10 of planning application approval reference SMD/2025/0179. Please note the following

Condition 4

Before the proposed development is brought into use details of the vehicular access to the site within the highway shall be submitted to and approved in writing by the Local Planning Authority. The access to the site shall thereafter be constructed and completed in accordance with the approved details before the proposed development is brought into use and shall remain for the lifetime of the development.

Staffordshire County Council (Highways) have confirmed that this condition is satisfied subject to compliance with the details shown on drawing number 1211-008 Rev A. Staffordshire County Council advise that this drawing should be submitted with the S184 Access Crossing application.

Condition 5

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details and retained for the lifetime of the development.

Staffordshire County Council (Highways) have confirmed that as submitted drawing number 1211-008 Rev A shows a tarmac top surface (bound material), they are happy for the condition to be discharged. Condition 5 is therefore satisfied subject to compliance with the approved details and retained for the lifetime of the development.

Condition 7

Prior to the infill of the window openings hereby approved, a sample of brick to be used shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

The reclaimed brick (sample shown in photographs submitted to this office on 29.06.2026) is acceptable. Subject to the use of this reclaimed brick, condition number 7 is satisfied.

Condition 10

Prior to the building first coming into use details of boundary treatments including height and materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved boundary treatment shall be installed in accordance with the approved details and prior to the first occupation of the development hereby approved.

The fence location as shown on submitted drawing number 1211-008 Rev A, (which is also the same location as approved under SMD/2026/0179), and the height and design details provided within the conditions Supporting Statement, are acceptable. Condition 10 is therefore satisfied subject to compliance with these details.

Please note that there may be other conditions on approved scheme SMD/2025/0179 which need to be addressed including prior to commencement and/or prior to occupation.

I trust that the above is satisfactory. Should you have any questions relating to this conditions application, please contact lisa.jackson@staffsmoorlands.gov.uk

Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood
Head of Development Services